

# SITE DEVELOPMENT PLAN AMENDMENT No. 2

## SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**GENERAL NOTES**

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to Section 4.3 and 8.2.3 of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- The provided landscape counts in the Site Development Plan are minimum required counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of plant material is subject to change due to field conditions with review of the Construction Documents.
- This property is located within Zone D, as per FEMA FIRM Panel No. 0301G, Dated March 16, 2016. Portions of the property are not located within a designated 100-year floodplain Zone X/D.
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- [If applicable.] The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on this Site Development Plan.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat. [Modify as appropriate.]
- The Zoning recordation information, including date and reception number OR "This site is zoned \_\_\_\_."
- [If applicable.] All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
- Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- Not Applicable
- [If applicable.] Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock.
- Not Applicable
- Not Applicable
- Not Applicable
- The number of parking spaces has been set based on the proposed uses on this Site Development Plan as Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan.

**FIRE NOTES**

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
- The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

**PURPOSE STATEMENT**

THE PROPOSED IMPROVEMENTS INCLUDE AN EXTERIOR FACADE REMODEL OF THE WEST ELEVATION AND PAINTING OF THE OTHER THREE ELEVATIONS. THE INTERIOR REMODEL INCLUDES NEW FLOORING AND FURNITURE IN THE SHOWROOM, SALES, AND LOUNGE AREA. NEW INTERIOR WALLS ARE BEING BUILT FOR THE SALES MANAGER AND SERVICE WRITE-UP AREAS.

**LEGAL DESCRIPTION**

Parcel A:  
Lots 1 and 2, Block 1,  
FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2,  
County of Douglas,  
State of Colorado.

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

**CARS-DB4, L.P.**

a Delaware limited partnership

By: CARS-DBSPE4, INC.

a Delaware corporation  
its General Partner

By: [Signature]

Name: Stephanie H. Ruckel

Title: SVP & Secretary

CARS-DB4, L.P., a Delaware limited partnership as to Parcel A

SIGNED THIS 27 DAY OF April, 2022

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF April

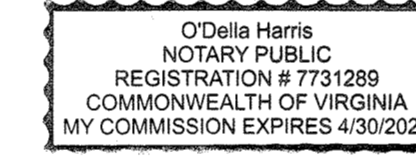
**NOTARY BLOCK**

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 30, 2025



**TITLE CERTIFICATION**

I, Anna Habarth, AN AUTHORIZED REPRESENTATIVE OF First American, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

[Signature]

AUTHORIZED REPRESENTATIVE

First American

TITLE COMPANY

SIGNED THIS 03 DAY OF May, 2022

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3<sup>rd</sup> DAY OF May

2022 BY Anna Habarth AS AUTHORIZED REPRESENTATIVE

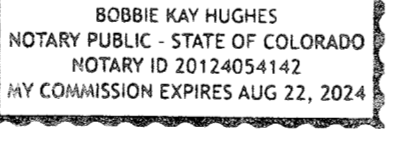
OF First American

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-23-24



**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED FEBRUARY 4, 2021 AT RECEPTION NO. 2021014489, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CITIBANK, N.A. NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE

BY [Signature]

JOHN HANNON

SENIOR TRUST OFFICER

SIGNED THIS 28<sup>th</sup> DAY OF April, 2022

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF APRIL

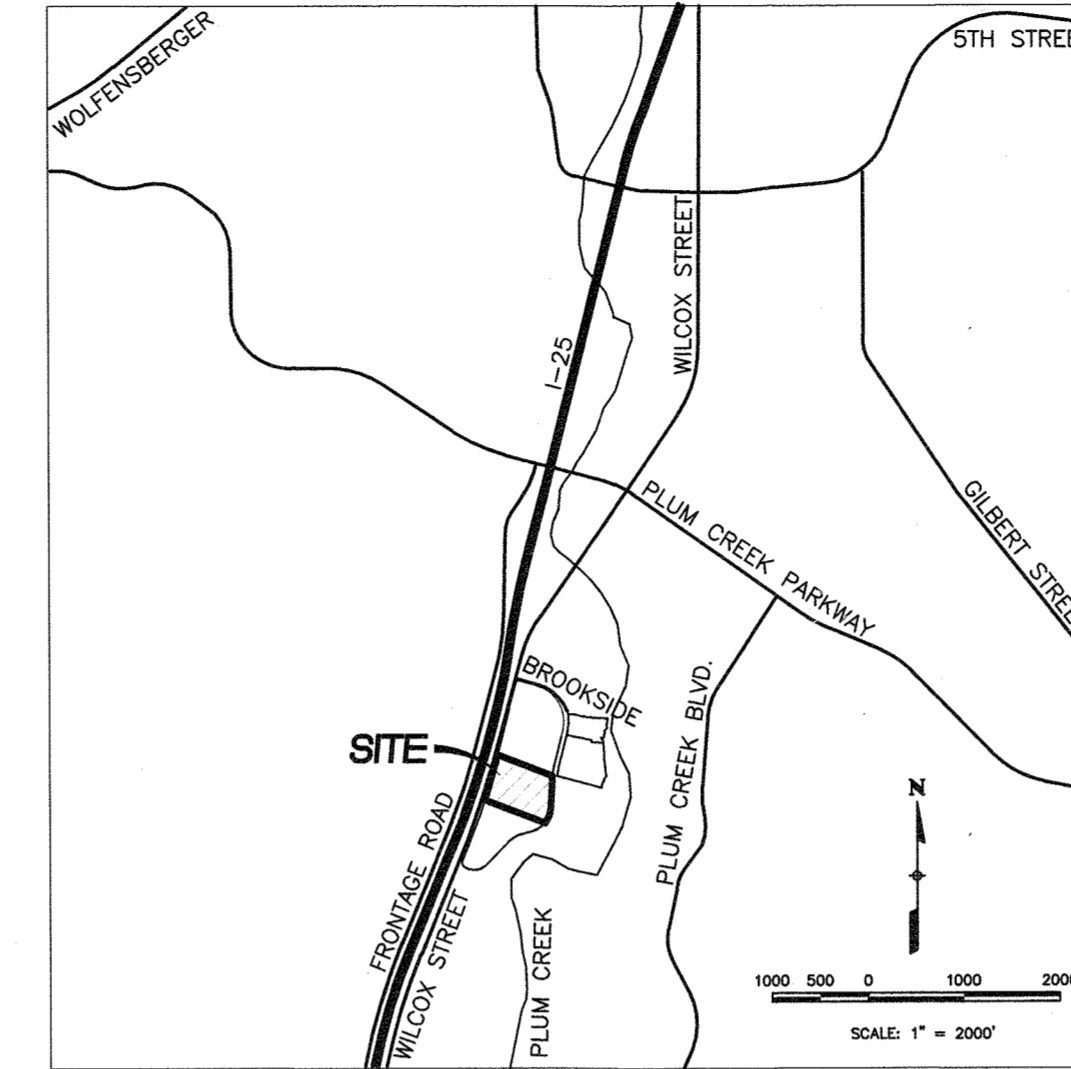
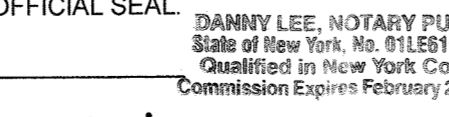
2022 BY [Signature]

WITNESS MY HAND AND OFFICIAL SEAL

DANNY LEE

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/20/2023



VICINITY MAP  
SCALE: 1"=2000'

**ZONING COMPARISON CHART**

ZONING	CDR+J PLANNED DEVELOPMENT			
	ITEM	PD REQUIREMENT	EXISTING	PROPOSED
MAXIMUM GROUND COVERAGE		40%	6.8%	NA
BUILDING SETBACKS				
MIN. FRONT SETBACK	25'		179'	NA
MIN. REAR SETBACK	0'		242'	NA
MIN. SIDE SETBACK (NORTH)	0'		105'	NA
MIN. SIDE SETBACK (SOUTH)	0'		62'	NA
MAXIMUM BUILDING HEIGHT	50'		27.5'	NA
VEHICLE PARKING		NA	265	NA

**SHEET INDEX**

- SDP-1 COVER SHEET
- SDP-2 SITE PLAN
- SDP-3 EXTERIOR ELEVATIONS

**ARCHITECT**

ADRAGNA ARCHITECTURE + DEVELOPMENT  
7383 S ALTON WAY, SUITE 150  
CENTENNIAL, CO 80112  
719.244.4023  
CONTACT: RYAN ADRAGNA

**OWNER/DEVELOPER**

FOUNDATION AUTOMOTIVE CORP.  
1404 S WILCOX STREET  
CASTLE ROCK, CO 80104  
701.390.0211  
CONTACT: DOUG KEITH

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

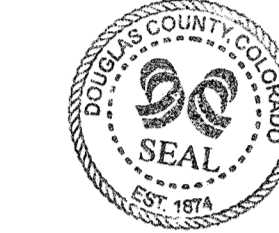
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 5 DAY OF May, 2022.

[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:17 AM ON THE 23<sup>rd</sup> DAY OF May, 2022 AT RECEPTION NO. 2022036751.

BY: [Signature]  
DEPUTY



**WATER RIGHTS DEDICATION AGREEMENT**

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF ORDINANCE 97-17, DATED JUNE 12, 1997 AND IS PART OF THE IMPLIED CONSENT AREA.

Unofficial Copy

PROJECT NO. SDP21-0057

719.244.4023  
Suite 150  
Centennial, CO. 80112

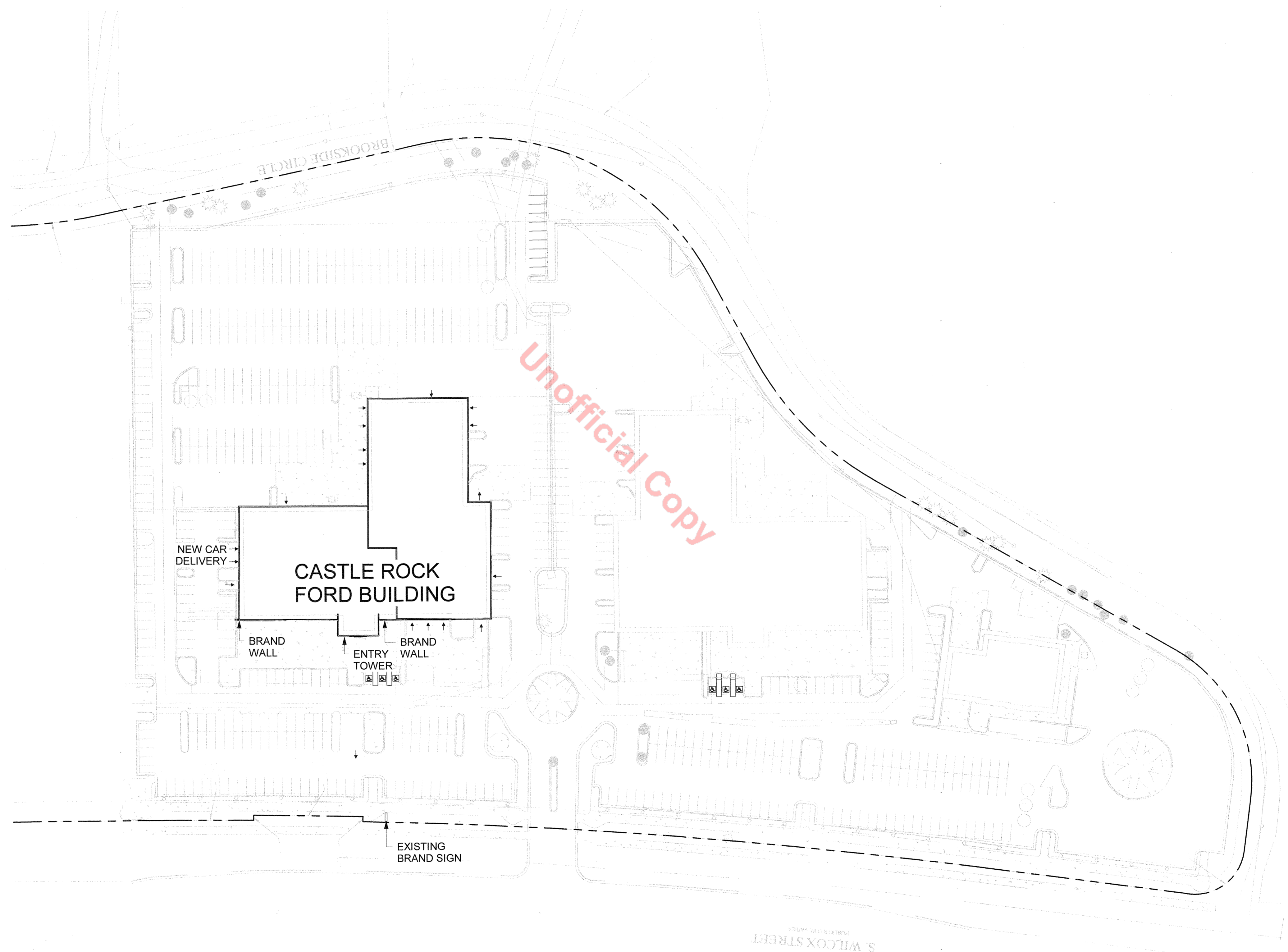
719.351.4918  
www.adragnaarch.com

SDP-1

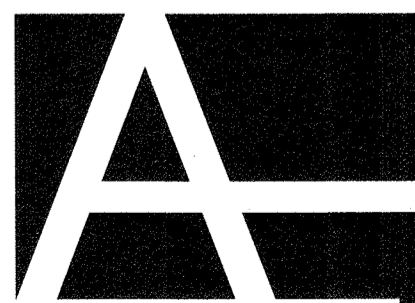
COVER SHEET

1 OF 3

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QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**1 SITE PLAN**  
SCALE: 1" = 60'-0"  
0 30 60 120 180  
NORTH



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### KEYNOTES - EXTERIOR ELEVATIONS

- 1 21 S.F. FORD SIGN REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH. 888.856.7880
- 2 31 S.F. FORD SIGN REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH. 888.856.7880
- 3 39" HIGH DEALER NAME LETTERS. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH.888.856.7880
- 4 19" HIGH SERVICE LETTERS. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM AT WWW.FORDSIGNATUREDESIGN.COM FOR ADDITIONAL INFORMATION. ALL SIGNAGE PROVIDED & INSTALLED BY "AGI" PH.888.856.7880

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SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
M1		ACM - PRESSURE EQUILIZED RAIN SCREEN (DRY JOINT)	ARCONIC REYNOBOND LONG BRUSHED ALUMINUM
M2		RIBBED METAL PANEL (7.2 RIB SIDING)	ARCONIC. COLORWELD 500 - SLATE GRAY (BNSA179B) 30% GLOSS
P1		PAINTED EXISTING STUCCO	BENJAMIN MOORE. STEEL WOOL. 2121-20
P2		PAINTED EXISTING STUCCO	BENJAMIN MOORE. STORMY MONDAY. 2112-50
P3		PAINTED EXISTING CMU	BENJAMIN MOORE. MINERAL ICE. 2132-70

